HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

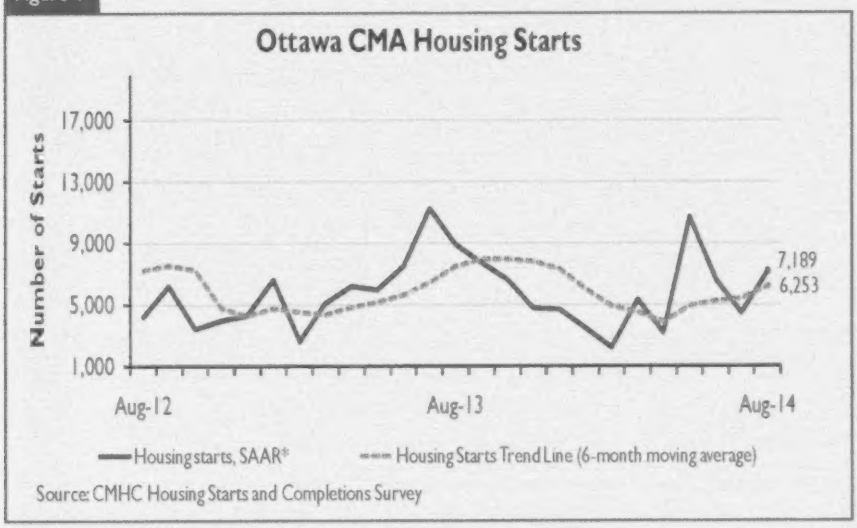
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: September 2014

Highlights

- Seasonally adjusted low-rise starts moved up again this month.
- Apartment starts stayed below monthly peaks as builders remain cautious because of the relatively high inventory of unsold completed units.
- The upward trend in employment continued, supported by full-time jobs growth.

Figure 1



* SAAR[2]: Seasonally Adjusted Annual Rate.

[1] Ontario part of Ottawa-Gatineau CMA

[2] The seasonally adjusted annual rate (SAAR) is a monthly figure for starts adjusted to remove normal season variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

Housing starts in the Ottawa CMA were trending at 6,253 units in August compared to 5,424 units in July according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts. For the region, the standalone monthly SAAR was 7,189 units in August up from 4,494 units in July reflecting a sharp decline in rows and apartment starts.

Housing starts activity was up strongly this month in seasonally adjusted terms driven by growth in low-rise construction. Year-to-date, the share of low-rise starts has risen to 68 per cent compared to 54 per cent in 2013. Seasonally adjusted full-time employment for the 45-64 year-old age group has been gaining terrain for over six months, supporting demand for such dwellings.

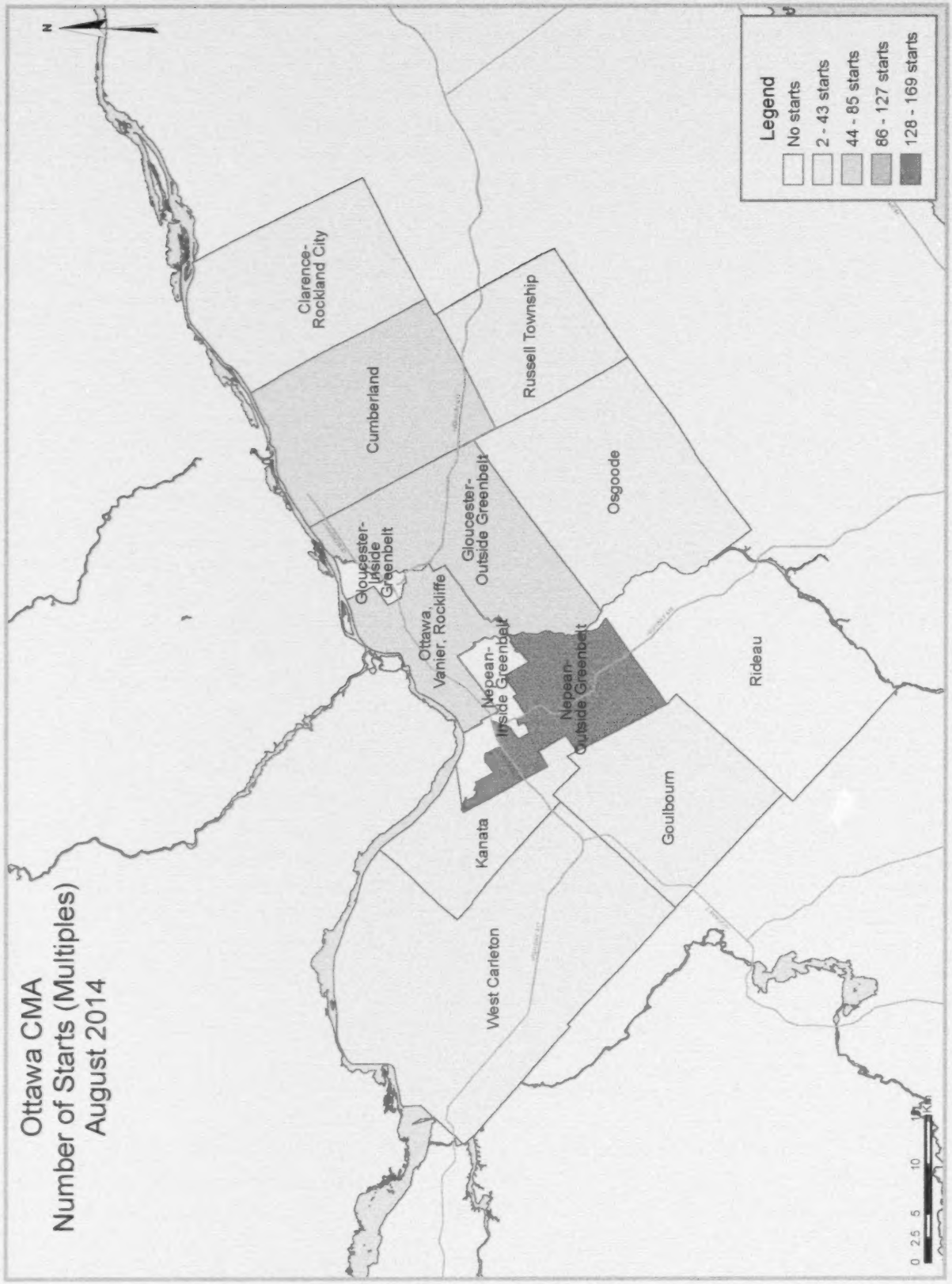
Nepean outside the greenbelt (OTG) maintained its lead in construction activity this month with 30 per cent of total starts driven by its large share of row units. Kanata came in at a distant second place with 17 per cent of housing starts; however, it captured almost 40 per cent of single-detached construction. Year-to-date, the suburban area of Nepean has a clear lead in starts activity capturing over a quarter of total starts activity, surpassing its five-year average share, and rebalancing from lower activity last year.

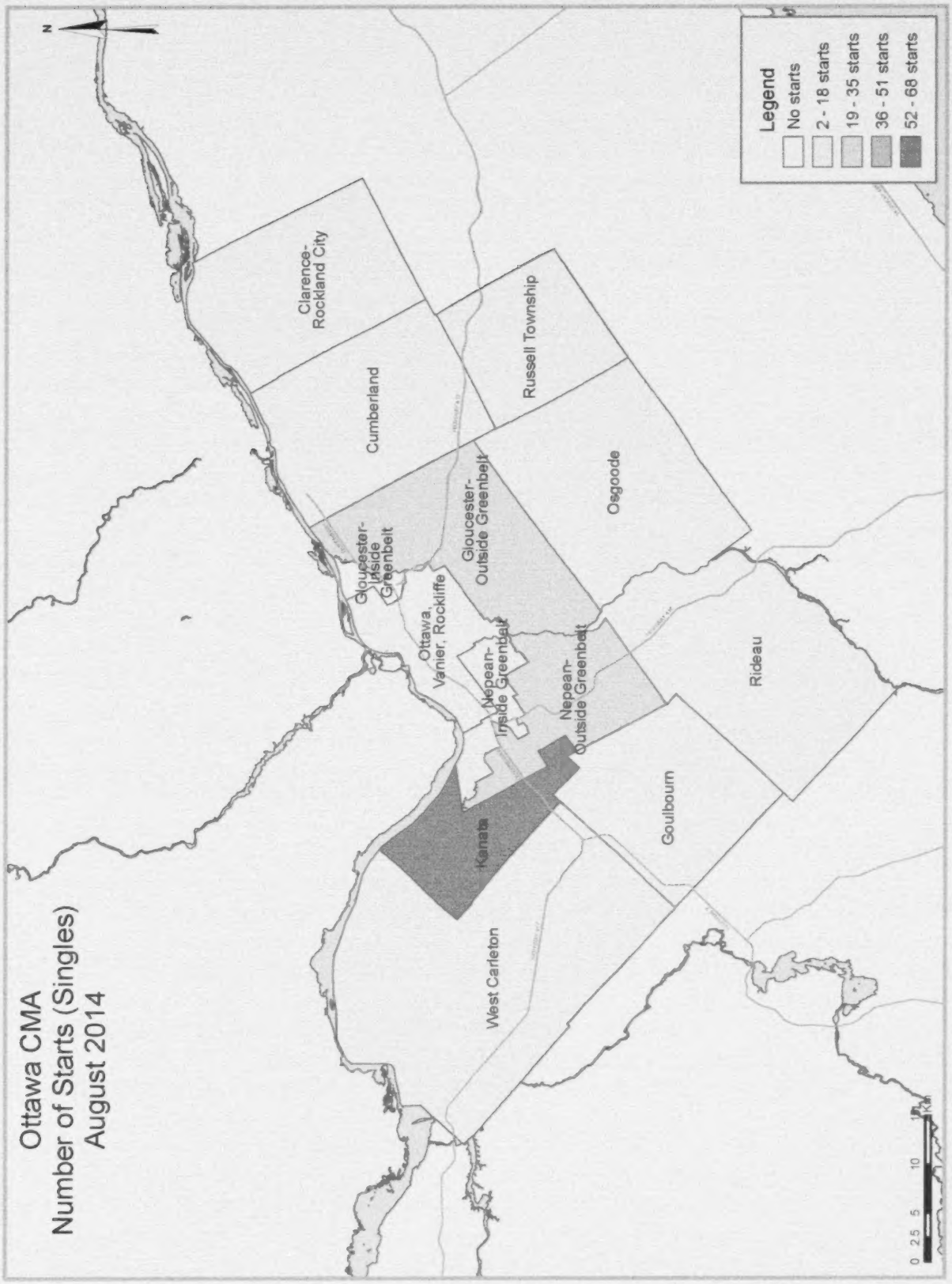
Resale market activity moderated in August in seasonally adjusted terms. Activity dropped across the board; however, the decline in the freehold[3] segment of the market was considerably less than the weakness of the condo segment[4]. Nevertheless, a three months rally in freehold sales ended this month. Listings weakened across the board, with both freehold and condo listings posting stronger declines than the equivalent sales. Thus, the sales-to-new-listings (SNL) ratio increased for the month and, in August, reached the highest monthly SNL ratio this year at 0.47. This ratio indicated the market was in balanced territory, meaning that average prices were set to increase at a rate similar to the rate of inflation.

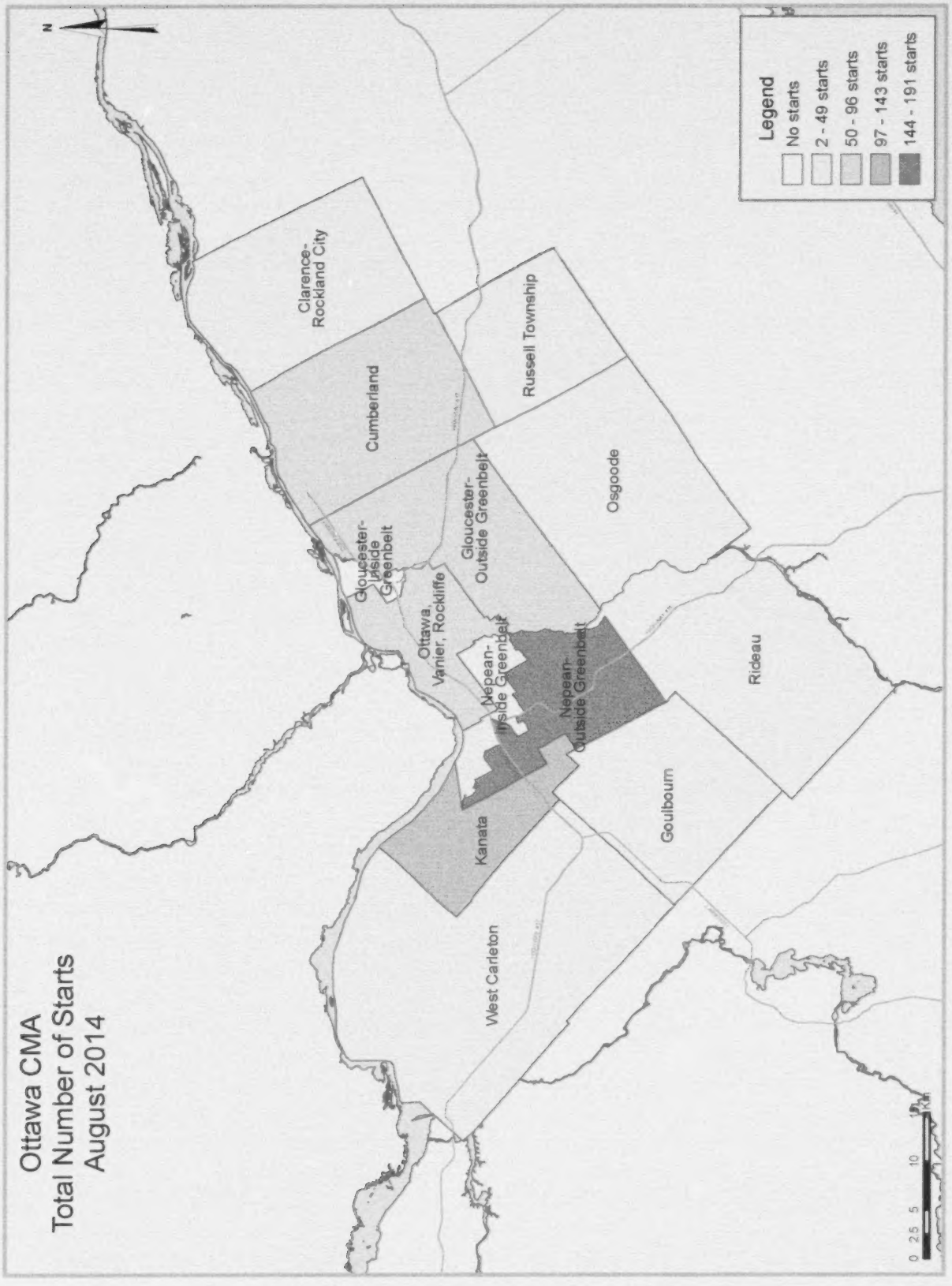
The upward trend in employment continued this month, although year-to-date employment on average was still slightly lower (0.3 per cent) compared to a year earlier. Part-time employment declined this month, but seasonally adjusted full-time employment has been slowly picking up since the beginning of the year.

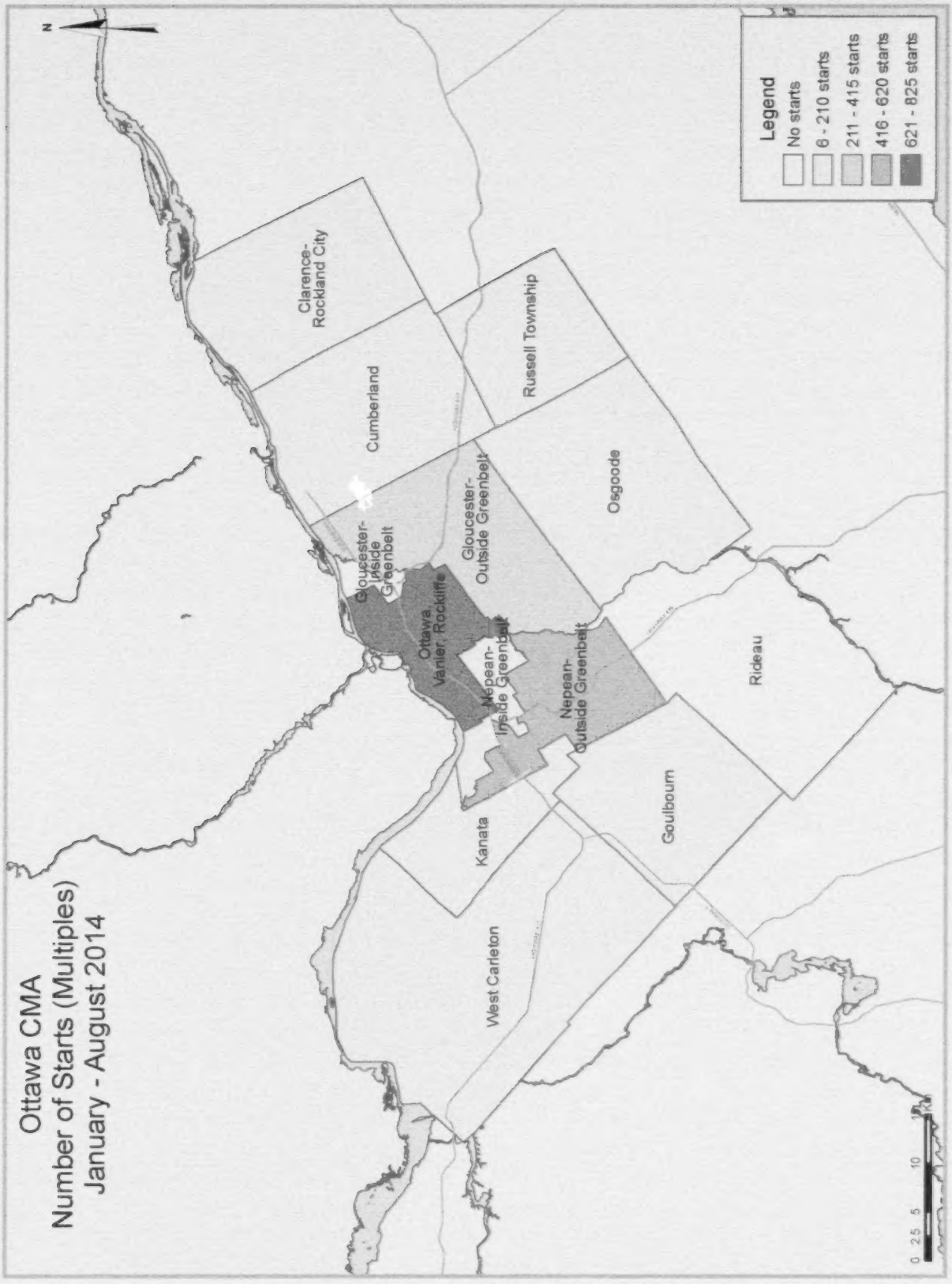
[3] The freehold segment of the resale market includes single-detached, semi-detached and row homes. Single-detached sales represent on average 70 per cent of total sales in the freehold segment, rows take up another 23 per cent, while semi-detached units have a small share at 7 per cent.

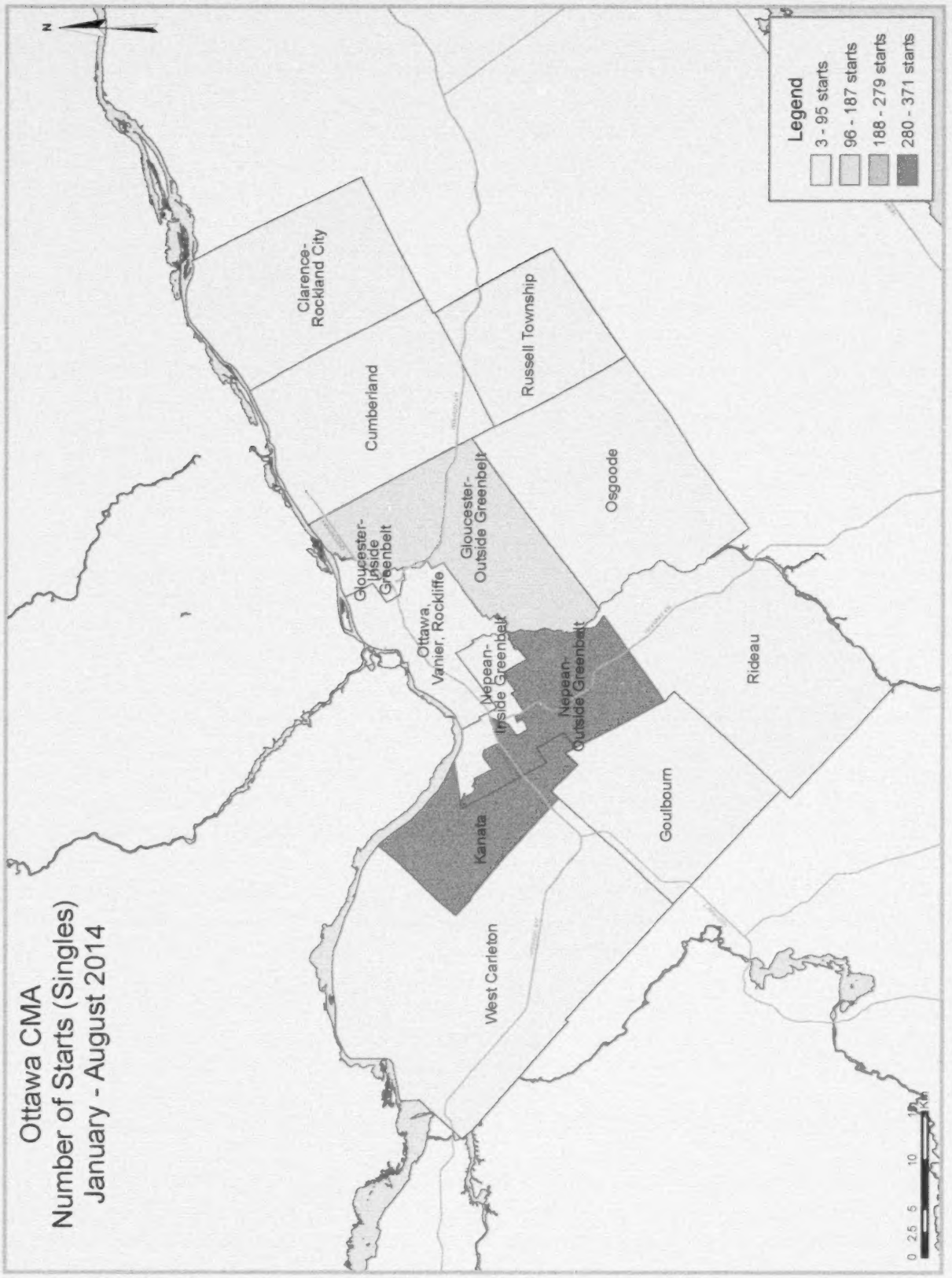
[4] The condominium segment of the market includes condo rows, condo apartments and stacked condos. Condominium apartments on the resale market represent almost half of all condominium offerings, while condo rows make up one-third sales, the remaining share is held by stacked condo units.

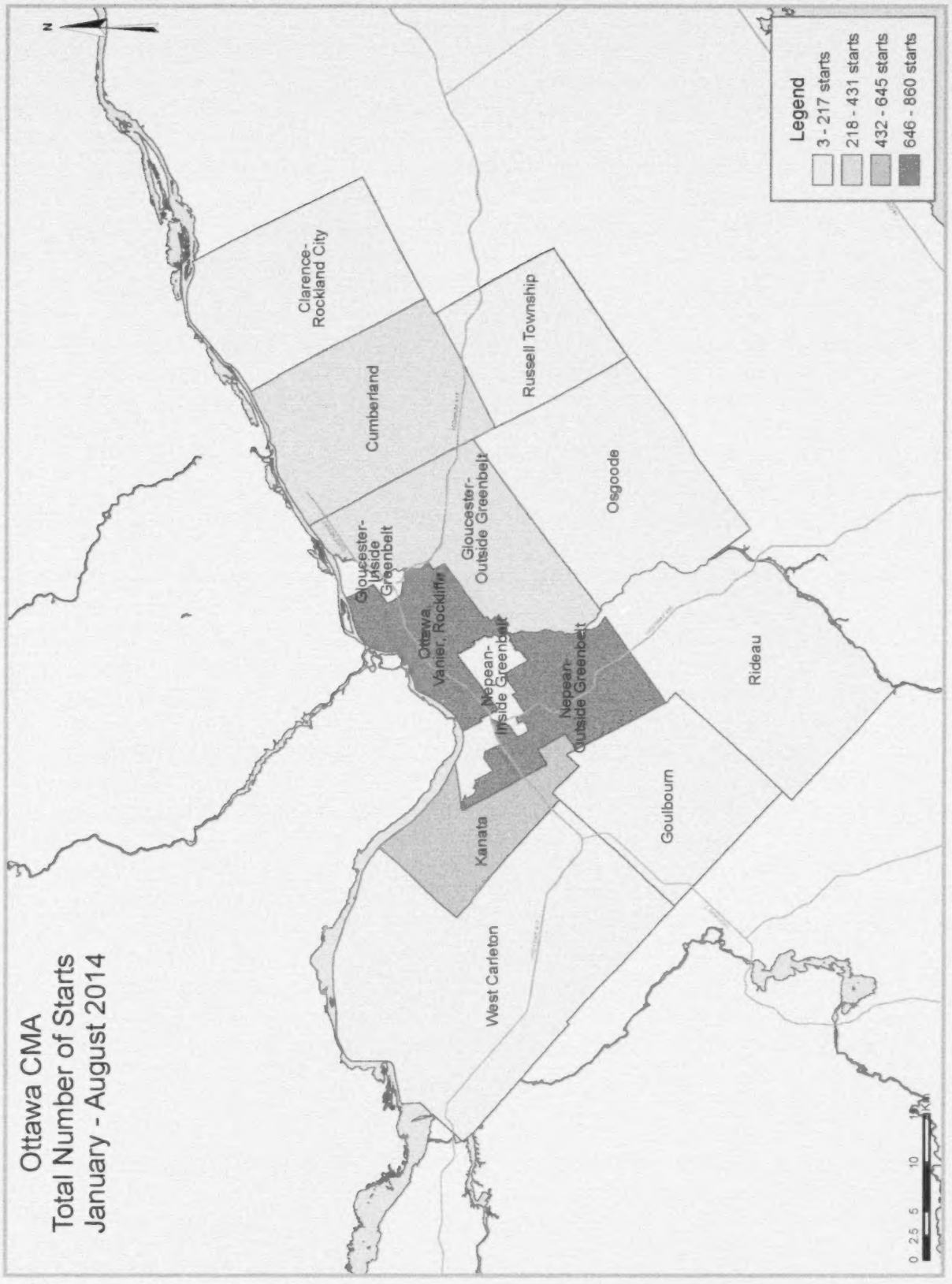

Ottawa CMA
Number of Starts (Multiples)
August 2014
N
Legend
No starts
2 - 43 starts
44 - 85 starts
86 - 127 starts
128 - 169 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
August 2014
N
Legend
No starts
2 - 18 starts
19 - 35 starts
36 - 51 starts
52 - 68 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Total Number of Starts
August 2014
N
Legend
No starts
2 - 49 starts
50 - 96 starts
97 - 143 starts
144 - 191 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Multiples)
January - August 2014
N
Legend
No starts
6 - 210 starts
211 - 415 starts
416 - 620 starts
621 - 825 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Singles)
January - August 2014
N
Legend
3 - 95 starts
96 - 187 starts
188 - 279 starts
280 - 371 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 Km


Ottawa CMA
Total Number of Starts
January - August 2014
N
Legend
3 - 217 starts
218 - 431 starts
432 - 645 starts
646 - 860 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

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4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2014		
Ottawa CMA[1]	July 2014	August 2014
Trend[2]	5,424	6,253
SAAR	4,494	7,189
	August 2013	August 2014
Actual		
August - Single-Detached	210	173
August - Multiples	567	456
August - Total	777	629
January to August - Single-Detached	1,132	1,202
January to August - Multiples	3,342	2,341
January to August - Total	4,474	3,543

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2014	173	28	308	0	0	85	4	31	629
August 2013	210	46	240	0	0	89	0	192	777
% Change	-17.6	-39.1	28.3	n/a	n/a	-4.5	n/a	-83.9	-19.0
Year-to-date 2014	1,202	144	1,021	0	4	1,013	29	130	3,543
Year-to-date 2013	1,132	246	1,053	0	5	1,597	4	437	4,474
% Change	6.2	-41.5	-3.0	n/a	-20.0	-36.6	**	-70.3	-20.8
UNDER CONSTRUCTION									
August 2014	1,122	172	1,177	0	9	3,545	25	386	6,436
August 2013	1,119	264	1,244	0	5	3,421	15	773	6,841
% Change	0.3	-34.8	-5.4	n/a	80.0	3.6	66.7	-50.1	-5.9
COMPLETIONS									
August 2014	151	14	83	0	0	101	2	158	509
August 2013	123	34	255	0	0	12	0	23	447
% Change	22.8	-58.8	-67.5	n/a	n/a	**	n/a	**	13.9
Year-to-date 2014	1,154	190	1,029	0	0	1,073	16	565	4,027
Year-to-date 2013	951	208	1,072	0	0	875	4	106	3,216
% Change	21.3	-8.7	-4.0	n/a	n/a	22.6	**	**	25.2
COMPLETED & NOT ABSORBED									
August 2014	64	38	92	0	0	191	n/a	n/a	385
August 2013	60	53	90	0	0	259	n/a	n/a	462
% Change	6.7	-28.3	2.2	n/a	n/a	-26.3	n/a	n/a	-16.7
ABSORBED									
August 2014	150	13	87	0	0	64	n/a	n/a	314
August 2013	116	33	237	0	0	51	n/a	n/a	437
% Change	29.3	-60.6	-63.3	n/a	n/a	25.5	n/a	n/a	-28.1
Year-to-date 2014	1,181	220	984	0	0	1,144	n/a	n/a	3,529
Year-to-date 2013	976	196	1,077	0	0	865	n/a	n/a	3,114
% Change	21.0	12.2	-8.6	n/a	n/a	32.3	n/a	n/a	13.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
August 2014	159	22	308	0	0	61	4	31	585
August 2013	185	46	226	0	0	89	0	192	738
Ottawa, Vanier, Rockcliffe									
August 2014	9	8	3	0	0	26	4	23	73
August 2013	9	12	0	0	0	79	0	11	111
Nepean inside greenbelt									
August 2014	2	0	0	0	0	0	0	0	2
August 2013	2	4	0	0	0	0	0	0	6
Nepean outside greenbelt									
August 2014	22	6	128	0	0	35	0	0	191
August 2013	55	22	98	0	0	10	0	0	185
Gloucester inside greenbelt									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	3	2	0	0	0	0	0	0	5
Gloucester outside greenbelt									
August 2014	20	4	45	0	0	0	0	0	69
August 2013	29	2	83	0	0	0	0	0	114
Kanata									
August 2014	68	0	42	0	0	0	0	0	110
August 2013	45	4	16	0	0	0	0	173	238
Cumberland									
August 2014	6	2	64	0	0	0	0	0	72
August 2013	17	0	29	0	0	0	0	0	46
Goulbourn									
August 2014	3	0	0	0	0	0	0	8	11
August 2013	8	0	0	0	0	0	0	8	16
West Carleton									
August 2014	6	0	26	0	0	0	0	0	32
August 2013	2	0	0	0	0	0	0	0	2
Rideau									
August 2014	6	0	0	0	0	0	0	0	6
August 2013	6	0	0	0	0	0	0	0	6
Osgoode									
August 2014	17	2	0	0	0	0	0	0	19
August 2013	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
August 2014	4	0	0	0	0	12	0	0	16
August 2013	15	0	14	0	0	0	0	0	29
Russell Township									
August 2014	10	6	0	0	0	12	0	0	28
August 2013	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
August 2014	173	28	308	0	0	85	4	31	629
August 2013	210	46	240	0	0	89	0	192	777

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
August 2014	1,033	156	1,170	0	9	3,514	25	386	6,293
August 2013	1,014	260	1,213	0	5	3,421	11	773	6,697
Ottawa, Vanier, Rockcliffe									
August 2014	54	68	30	0	9	3,101	20	151	3,433
August 2013	76	110	23	0	5	2,895	11	243	3,363
Nepean inside greenbelt									
August 2014	13	0	0	0	0	139	0	0	152
August 2013	12	4	0	0	0	0	0	0	16
Nepean outside greenbelt									
August 2014	319	38	466	0	0	105	0	25	953
August 2013	139	60	252	0	0	170	0	124	745
Gloucester inside greenbelt									
August 2014	4	0	0	0	0	0	0	0	4
August 2013	3	0	19	0	0	44	0	0	66
Gloucester outside greenbelt									
August 2014	77	28	150	0	0	85	2	0	342
August 2013	177	36	355	0	0	66	0	12	646
Kanata									
August 2014	349	0	192	0	0	0	1	201	743
August 2013	351	38	315	0	0	96	0	325	1,125
Cumberland									
August 2014	74	6	120	0	0	84	0	0	284
August 2013	92	10	157	0	0	136	0	41	436
Goulbourn									
August 2014	31	2	37	0	0	0	0	8	78
August 2013	76	0	37	0	0	14	0	28	155
West Carleton									
August 2014	27	8	175	0	0	0	2	1	213
August 2013	25	2	55	0	0	0	0	0	82
Rideau									
August 2014	20	0	0	0	0	0	0	0	20
August 2013	29	0	0	0	0	0	0	0	29
Osgoode									
August 2014	65	6	0	0	0	0	0	0	71
August 2013	34	0	0	0	0	0	0	0	34
Clarence-Rockland City									
August 2014	43	0	7	0	0	12	0	0	62
August 2013	77	0	31	0	0	0	0	0	108
Russell Township									
August 2014	46	16	0	0	0	19	0	0	81
August 2013	28	4	0	0	0	0	4	0	36
Ottawa-Gatineau CMA (Ontario portion)									
August 2014	1,122	172	1,177	0	9	3,545	25	386	6,436
August 2013	1,119	264	1,244	0	5	3,421	15	773	6,841

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
August 2014	141	12	83	0	0	101	2	158	497
August 2013	106	30	225	0	0	12	0	23	396
Ottawa, Vanier, Rockcliffe									
August 2014	8	6	3	0	0	8	2	6	33
August 2013	7	6	0	0	0	0	0	23	36
Nepean inside greenbelt									
August 2014	1	0	0	0	0	0	0	0	1
August 2013	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
August 2014	37	4	20	0	0	28	0	0	89
August 2013	8	8	31	0	0	0	0	0	47
Gloucester inside greenbelt									
August 2014	0	0	0	0	0	0	0	0	0
August 2013	1	2	0	0	0	0	0	0	3
Gloucester outside greenbelt									
August 2014	12	0	18	0	0	17	0	0	47
August 2013	5	6	23	0	0	0	0	0	34
Kanata									
August 2014	43	2	18	0	0	12	0	152	227
August 2013	32	6	81	0	0	12	0	0	131
Cumberland									
August 2014	17	0	17	0	0	36	0	0	70
August 2013	11	0	16	0	0	0	0	0	27
Goulbourn									
August 2014	5	0	0	0	0	0	0	0	5
August 2013	34	0	0	0	0	0	0	0	34
West Carleton									
August 2014	5	0	7	0	0	0	0	0	12
August 2013	3	2	74	0	0	0	0	0	79
Rideau									
August 2014	3	0	0	0	0	0	0	0	3
August 2013	1	0	0	0	0	0	0	0	1
Osgoode									
August 2014	10	0	0	0	0	0	0	0	10
August 2013	4	0	0	0	0	0	0	0	4
Clarence-Rockland City									
August 2014	5	0	0	0	0	0	0	0	5
August 2013	3	2	30	0	0	0	0	0	35
Russell Township									
August 2014	5	2	0	0	0	0	0	0	7
August 2013	14	2	0	0	0	0	0	0	16
Ottawa-Gatineau CMA (Ontario portion)									
August 2014	151	14	83	0	0	101	2	158	509
August 2013	123	34	255	0	0	12	0	23	447

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
August 2014	58	37	87	0	0	191	n/a	n/a	373
August 2013	53	53	90	0	0	239	n/a	n/a	435
Ottawa, Vanier, Rockcliffe									
August 2014	7	30	3	0	0	33	n/a	n/a	73
August 2013	19	38	2	0	0	151	n/a	n/a	210
Nepean inside greenbelt									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	1	0	3	0	0	0	n/a	n/a	4
Nepean outside greenbelt									
August 2014	13	2	29	0	0	26	n/a	n/a	70
August 2013	5	4	16	0	0	49	n/a	n/a	74
Gloucester inside greenbelt									
August 2014	0	0	0	0	0	18	n/a	n/a	18
August 2013	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
August 2014	10	1	39	0	0	14	n/a	n/a	64
August 2013	4	3	37	0	0	1	n/a	n/a	45
Kanata									
August 2014	21	3	10	0	0	0	n/a	n/a	34
August 2013	6	6	18	0	0	16	n/a	n/a	46
Cumberland									
August 2014	1	0	4	0	0	94	n/a	n/a	99
August 2013	11	1	10	0	0	15	n/a	n/a	37
Goulbourn									
August 2014	4	0	0	0	0	6	n/a	n/a	10
August 2013	3	1	0	0	0	6	n/a	n/a	10
West Carleton									
August 2014	0	1	2	0	0	0	n/a	n/a	3
August 2013	1	0	4	0	0	0	n/a	n/a	5
Rideau									
August 2014	1	0	0	0	0	0	n/a	n/a	1
August 2013	2	0	0	0	0	0	n/a	n/a	2
Osgoode									
August 2014	1	0	0	0	0	0	n/a	n/a	1
August 2013	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
August 2014	3	0	5	0	0	0	n/a	n/a	8
August 2013	4	0	0	0	0	1	n/a	n/a	5
Russell Township									
August 2014	3	1	0	0	0	0	n/a	n/a	4
August 2013	3	0	0	0	0	19	n/a	n/a	22
Ottawa-Gatineau CMA (Ontario portion)									
August 2014	64	38	92	0	0	191	n/a	n/a	385
August 2013	60	53	90	0	0	259	n/a	n/a	462

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
August 2014	140	9	87	0	0	64	n/a	n/a	300
August 2013	100	29	207	0	0	51	n/a	n/a	387
Ottawa, Vanier, Rockcliffe									
August 2014	9	4	3	0	0	9	n/a	n/a	25
August 2013	7	4	1	0	0	2	n/a	n/a	14
Nepean inside greenbelt									
August 2014	1	0	0	0	0	0	n/a	n/a	1
August 2013	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
August 2014	35	4	29	0	0	21	n/a	n/a	89
August 2013	8	8	30	0	0	22	n/a	n/a	68
Gloucester inside greenbelt									
August 2014	0	0	0	0	0	0	n/a	n/a	0
August 2013	1	2	0	0	0	0	n/a	n/a	3
Gloucester outside greenbelt									
August 2014	13	0	13	0	0	9	n/a	n/a	35
August 2013	5	6	23	0	0	0	n/a	n/a	34
Kanata									
August 2014	43	1	16	0	0	12	n/a	n/a	72
August 2013	27	7	70	0	0	10	n/a	n/a	114
Cumberland									
August 2014	17	0	17	0	0	13	n/a	n/a	47
August 2013	11	0	12	0	0	17	n/a	n/a	40
Goulbourn									
August 2014	4	0	2	0	0	0	n/a	n/a	6
August 2013	33	0	0	0	0	0	n/a	n/a	33
West Carleton									
August 2014	5	0	7	0	0	0	n/a	n/a	12
August 2013	3	2	71	0	0	0	n/a	n/a	76
Rideau									
August 2014	4	0	0	0	0	0	n/a	n/a	4
August 2013	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
August 2014	9	0	0	0	0	0	n/a	n/a	9
August 2013	4	0	0	0	0	0	n/a	n/a	4
Clarence-Rockland City									
August 2014	5	0	0	0	0	0	n/a	n/a	5
August 2013	3	2	30	0	0	0	n/a	n/a	35
Russell Township									
August 2014	5	4	0	0	0	0	n/a	n/a	9
August 2013	13	2	0	0	0	0	n/a	n/a	15
Ottawa-Gatineau CMA (Ontario portion)									
August 2014	150	13	87	0	0	64	n/a	n/a	314
August 2013	116	33	237	0	0	51	n/a	n/a	437

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Ottawa City	159	185	26	46	308	226	92	281	585	738	-20.7
Ottawa, Vanier, Rockcliffe	9	9	12	12	3	0	49	90	73	111	-34.2
Nepean inside greenbelt	2	2	0	4	0	0	0	0	2	6	-66.7
Nepean outside greenbelt	22	55	6	22	128	98	35	10	191	185	3.2
Gloucester inside greenbelt	0	3	0	2	0	0	0	0	0	5	-100.0
Gloucester outside greenbelt	20	29	4	2	45	83	0	0	69	114	-39.5
Kanata	68	45	0	4	42	16	0	173	110	238	-53.8
Cumberland	6	17	2	0	64	29	0	0	72	46	56.5
Goulbourn	3	8	0	0	0	0	8	8	11	16	-31.3
West Carleton	6	2	0	0	26	0	0	0	32	2	**
Rideau	6	6	0	0	0	0	0	0	6	6	0.0
Osgoode	17	9	2	0	0	0	0	0	19	9	111.1
Clarence-Rockland City	4	15	0	0	0	14	12	0	16	29	-44.8
Russell Township	10	10	6	0	0	0	12	0	28	10	180.0
Ottawa-Gatineau CMA (Ontario Portion)	173	210	32	46	308	240	116	281	629	777	-19.0

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Ottawa City	1,092	1,017	147	240	1,026	1,013	1,112	2,052	3,377	4,322	-21.9
Ottawa, Vanier, Rockcliffe	35	45	52	90	23	21	750	1,661	860	1,817	-52.7
Nepean inside greenbelt	13	10	0	4	0	0	139	0	152	14	**
Nepean outside greenbelt	323	158	36	58	329	240	91	54	779	510	52.7
Gloucester inside greenbelt	3	4	0	2	0	0	0	0	3	6	-50.0
Gloucester outside greenbelt	118	150	38	36	191	241	32	12	379	439	-13.7
Kanata	371	353	1	34	167	300	28	233	567	920	-38.4
Cumberland	93	65	6	12	137	118	64	64	300	259	15.8
Goulbourn	32	138	2	0	10	31	8	28	52	197	-73.6
West Carleton	25	29	6	4	169	62	0	0	200	95	110.5
Rideau	20	28	0	0	0	0	0	0	20	28	-28.6
Osgoode	59	37	6	0	0	0	0	0	65	37	75.7
Clarence-Rockland City	56	69	0	0	7	27	12	0	75	96	-21.9
Russell Township	54	46	18	10	0	0	19	0	91	56	62.5
Ottawa-Gatineau CMA (Ontario Portion)	1,202	1,132	165	250	1,033	1,040	1,143	2,052	3,543	4,474	-20.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Ottawa City	308	226	0	0	61	89	31	192
Ottawa, Vanier, Rockcliffe	3	0	0	0	26	79	23	11
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	128	98	0	0	35	10	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	45	83	0	0	0	0	0	0
Kanata	42	16	0	0	0	0	0	173
Cumberland	64	29	0	0	0	0	0	0
Goulbourn	0	0	0	0	0	0	8	8
West Carleton	26	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	14	0	0	12	0	0	0
Russell Township	0	0	0	0	12	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	308	240	0	0	85	89	31	192

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	1,018	1,013	8	0	982	1,615	130	437
Ottawa, Vanier, Rockcliffe	15	21	8	0	681	1,417	69	244
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	329	240	0	0	66	54	25	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	191	241	0	0	32	0	0	12
Kanata	167	300	0	0	0	60	28	173
Cumberland	137	118	0	0	64	64	0	0
Goulbourn	10	31	0	0	0	20	8	8
West Carleton	169	62	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	7	27	0	0	12	0	0	0
Russell Township	0	0	0	0	19	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,025	1,040	8	0	1,013	1,615	130	437

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Ottawa City	489	457	61	89	35	192	585	738
Ottawa, Vanier, Rockcliffe	20	21	26	79	27	11	73	111
Nepean inside greenbelt	2	6	0	0	0	0	2	6
Nepean outside greenbelt	156	175	35	10	0	0	191	185
Gloucester inside greenbelt	0	5	0	0	0	0	0	5
Gloucester outside greenbelt	69	114	0	0	0	0	69	114
Kanata	110	65	0	0	0	173	110	238
Cumberland	72	46	0	0	0	0	72	46
Goulbourn	3	8	0	0	8	8	11	16
West Carleton	32	2	0	0	0	0	32	2
Rideau	6	6	0	0	0	0	6	6
Osgoode	19	9	0	0	0	0	19	9
Clarence-Rockland City	4	29	12	0	0	0	16	29
Russell Township	16	10	12	0	0	0	28	10
Ottawa-Gatineau CMA (Ontario Portion)	509	496	85	89	35	192	629	777

Table 2.5: Starts by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	2,232	2,283	986	1,602	159	437	3,377	4,322
Ottawa, Vanier, Rockcliffe	82	151	685	1,422	93	244	860	1,817
Nepean inside greenbelt	13	14	139	0	0	0	152	14
Nepean outside greenbelt	688	460	66	50	25	0	779	510
Gloucester inside greenbelt	3	6	0	0	0	0	3	6
Gloucester outside greenbelt	345	427	32	0	2	12	379	439
Kanata	538	687	0	60	29	173	567	920
Cumberland	236	203	64	56	0	0	300	259
Goulbourn	44	175	0	14	8	8	52	197
West Carleton	198	95	0	0	2	0	200	95
Rideau	20	28	0	0	0	0	20	28
Osgoode	65	37	0	0	0	0	65	37
Clarence-Rockland City	63	96	12	0	0	0	75	96
Russell Township	72	52	19	0	0	4	91	56
Ottawa-Gatineau CMA (Ontario Portion)	2,367	2,431	1,017	1,602	159	441	3,543	4,474

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	% Change
Ottawa City	141	106	14	30	83	225	259	35	497	396	25.5
Ottawa, Vanier, Rockcliffe	8	7	8	6	3	0	14	23	33	36	-8.3
Nepean inside greenbelt	1	0	0	0	0	0	0	0	1	0	n/a
Nepean outside greenbelt	37	8	4	8	20	31	28	0	89	47	89.4
Gloucester inside greenbelt	0	1	0	2	0	0	0	0	0	3	-100.0
Gloucester outside greenbelt	12	5	0	6	18	23	17	0	47	34	38.2
Kanata	43	32	2	6	18	81	164	12	227	131	73.3
Cumberland	17	11	0	0	17	16	36	0	70	27	159.3
Goulbourn	5	34	0	0	0	0	0	0	5	34	-85.3
West Carleton	5	3	0	2	7	74	0	0	12	79	-84.8
Rideau	3	1	0	0	0	0	0	0	3	1	200.0
Osgoode	10	4	0	0	0	0	0	0	10	4	150.0
Clarence-Rockland City	5	3	0	2	0	14	0	16	5	35	-85.7
Russell Township	5	14	2	2	0	0	0	0	7	16	-56.3
Ottawa-Gatineau CMA (Ontario Portion)	151	123	16	34	83	239	259	51	509	447	13.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2014

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Ottawa City	1,061	846	176	198	993	1,036	1,638	945	3,868	3,025	27.9
Ottawa, Vanier, Rockcliffe	59	55	62	64	19	25	740	525	880	669	31.5
Nepean inside greenbelt	12	10	4	0	0	12	0	16	16	38	-57.9
Nepean outside greenbelt	282	132	44	52	258	287	265	302	849	773	9.8
Gloucester inside greenbelt	4	2	0	2	0	0	22	0	26	4	**
Gloucester outside greenbelt	147	101	28	22	250	205	88	0	513	328	56.4
Kanata	327	105	30	42	299	301	248	52	904	500	80.8
Cumberland	70	158	8	12	108	126	233	0	419	296	41.6
Goulbourn	53	126	0	0	17	6	42	50	112	182	-38.5
West Carleton	35	68	0	4	42	74	0	0	77	146	-47.3
Rideau	24	17	0	0	0	0	0	0	24	17	41.2
Osgoode	48	72	0	0	0	0	0	0	48	72	-33.3
Clarence Rockland City	56	57	4	2	36	20	0	48	96	127	-24.4
Russell Township	37	48	26	12	0	0	0	4	63	64	-1.6
Ottawa-Gatineau CMA (Ontario Portion)	1,154	951	206	212	1,029	1,056	1,638	997	4,027	3,216	25.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Ottawa City	83	225	0	0	101	12	158	23
Ottawa, Vanier, Rockcliffe	3	0	0	0	8	0	6	23
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	20	31	0	0	28	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	18	23	0	0	17	0	0	0
Kanata	18	81	0	0	12	12	152	0
Cumberland	17	16	0	0	36	0	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	7	74	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	14	0	0	0	16	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	83	239	0	0	101	28	158	23

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	993	1,036	0	0	1,073	843	565	102
Ottawa, Vanier, Rockcliffe	19	25	0	0	558	431	182	94
Nepean inside greenbelt	0	12	0	0	0	16	0	0
Nepean outside greenbelt	258	287	0	0	141	302	124	0
Gloucester inside greenbelt	0	0	0	0	22	0	0	0
Gloucester outside greenbelt	250	205	0	0	50	0	38	0
Kanata	299	301	0	0	96	52	152	0
Cumberland	108	126	0	0	192	0	41	0
Goulbourn	17	6	0	0	14	42	28	8
West Carleton	42	74	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	36	20	0	0	0	48	0	0
Russell Township	0	0	0	0	0	0	0	4
Ottawa-Gatineau CMA (Ontario Portion)	1,029	1,056	0	0	1,073	891	565	106

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013	Aug 2014	Aug 2013
Ottawa City	236	361	101	12	160	23	497	396
Ottawa, Vanier, Rockcliffe	17	13	8	0	8	23	33	36
Nepean inside greenbelt	1	0	0	0	0	0	1	0
Nepean outside greenbelt	61	47	28	0	0	0	89	47
Gloucester inside greenbelt	0	3	0	0	0	0	0	3
Gloucester outside greenbelt	30	34	17	0	0	0	47	34
Kanata	63	119	12	12	152	0	227	131
Cumberland	34	27	36	0	0	0	70	27
Goulbourn	5	34	0	0	0	0	5	34
West Carleton	12	79	0	0	0	0	12	79
Rideau	3	1	0	0	0	0	3	1
Osgoode	10	4	0	0	0	0	10	4
Clarence-Rockland City	5	35	0	0	0	0	5	35
Russell Township	7	16	0	0	0	0	7	16
Ottawa-Gatineau CMA (Ontario Portion)	248	412	101	12	160	23	509	447

Table 3.5: Completions by Submarket and by Intended Market
January - August 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Ottawa City	2,218	2,080	1,073	843	577	102	3,868	3,025
Ottawa, Vanier, Rockcliffe	130	144	558	431	192	94	880	669
Nepean inside greenbelt	14	22	0	16	2	0	16	38
Nepean outside greenbelt	584	471	141	302	124	0	849	773
Gloucester inside greenbelt	4	4	22	0	0	0	26	4
Gloucester outside greenbelt	425	328	50	0	38	0	513	328
Kanata	656	448	96	52	152	0	904	500
Cumberland	186	296	192	0	41	0	419	296
Goulbourn	70	132	14	42	28	8	112	182
West Carleton	77	146	0	0	0	0	77	146
Rideau	24	17	0	0	0	0	24	17
Osgoode	48	72	0	0	0	0	48	72
Clarence-Rockland City	96	95	0	32	0	0	96	127
Russell Township	59	56	0	0	4	8	63	64
Ottawa-Gatineau CMA (Ontario Portion)	2,373	2,231	1,073	875	581	110	4,027	3,216

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
August 2014	0	0.0	1	0.8	23	18.9	44	36.1	54	44.3	122	489,990	529,626
August 2013	1	1.2	17	20.2	17	20.2	11	13.1	38	45.2	84	490,990	491,210
Year-to-date 2014	1	0.1	40	4.4	155	17.0	274	30.0	443	48.5	913	499,500	529,440
Year-to-date 2013	1	0.1	125	18.5	118	17.5	144	21.3	287	42.5	675	474,990	503,477
Ottawa, Vanier, Rockcliffe													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	--	--
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	0	0.0	1	2.6	3	7.9	34	89.5	38	799,900	890,621
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	6.1	31	93.9	33	749,900	749,752
Nepean inside greenbelt													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Nepean outside greenbelt													
August 2014	0	0.0	1	2.9	4	11.4	19	54.3	11	31.4	35	479,990	486,468
August 2013	0	0.0	0	0.0	0	0.0	2	25.0	6	75.0	8	--	--
Year-to-date 2014	0	0.0	10	3.6	54	19.5	91	32.9	122	44.0	277	486,990	496,013
Year-to-date 2013	0	0.0	21	16.4	8	6.3	35	27.3	64	50.0	128	500,490	501,577
Gloucester inside greenbelt													
August 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Gloucester outside greenbelt													
August 2014	0	0.0	0	0.0	1	8.3	5	41.7	6	50.0	12	505,400	496,825
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
Year-to-date 2014	0	0.0	4	2.7	12	8.1	73	49.0	60	40.3	149	492,900	503,393
Year-to-date 2013	0	0.0	3	3.3	13	14.1	40	43.5	36	39.1	92	475,900	488,383
Kanata													
August 2014	0	0.0	0	0.0	12	28.6	11	26.2	19	45.2	42	496,700	515,070
August 2013	0	0.0	1	3.7	8	29.6	5	18.5	13	48.1	27	493,990	498,789
Year-to-date 2014	0	0.0	18	5.8	67	21.4	74	23.6	154	49.2	313	499,500	516,489
Year-to-date 2013	0	0.0	13	12.3	36	34.0	14	13.2	43	40.6	106	433,900	495,689
Cumberland													
August 2014	0	0.0	0	0.0	6	46.2	6	46.2	1	7.7	13	426,900	443,738
August 2013	1	10.0	5	50.0	3	30.0	0	0.0	1	10.0	10	359,900	381,139
Year-to-date 2014	0	0.0	7	12.3	16	28.1	24	42.1	10	17.5	57	441,400	449,053
Year-to-date 2013	1	0.7	64	41.8	46	30.1	25	16.3	17	11.1	153	387,900	408,403
Goulbourn													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2013	0	0.0	11	35.5	6	19.4	4	12.9	10	32.3	31	418,990	458,996
Year-to-date 2014	0	0.0	1	2.8	5	13.9	5	13.9	25	69.4	36	588,445	575,158
Year-to-date 2013	0	0.0	23	18.9	14	11.5	25	20.5	60	49.2	122	498,445	507,154

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	--	--
August 2013	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	624,900	679,300
Year-to-date 2013	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	584,400	608,438
Rideau													
August 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	--	--
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	12	100.0	12	735,900	747,250
Year-to-date 2013	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Osgoode													
August 2014	0	0.0	0	0.0	0	0.0	3	60.0	2	40.0	5	--	--
August 2013	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2014	1	5.6	0	0.0	0	0.0	4	22.2	13	72.2	18	607,900	615,961
Year-to-date 2013	0	0.0	1	5.9	1	5.9	1	5.9	14	82.4	17	780,000	750,947
Clarence-Rockland City													
August 2014	1	25.0	2	50.0	1	25.0	0	0.0	0	0.0	4	--	--
August 2013	1	50.0	0	0.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	4	8.9	26	57.8	11	24.4	4	8.9	0	0.0	45	342,900	349,931
Year-to-date 2013	9	19.6	16	34.8	16	34.8	3	6.5	2	4.3	46	372,400	365,360
Russell Township													
August 2014	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	--	--
August 2013	0	0.0	7	58.3	3	25.0	1	8.3	1	8.3	12	368,675	393,604
Year-to-date 2014	0	0.0	17	53.1	12	37.5	3	9.4	0	0.0	32	369,900	377,353
Year-to-date 2013	0	0.0	21	51.2	11	26.8	8	19.5	1	2.4	41	373,450	390,723
Ottawa-Gatineau CMA (Ontario portion)													
August 2014	1	0.8	6	4.6	26	19.8	44	33.6	54	41.2	131	479,990	517,707
August 2013	2	2.0	24	24.5	21	21.4	12	12.2	39	39.8	98	454,495	476,109
Year-to-date 2014	5	0.5	83	8.4	178	18.0	281	28.4	443	44.7	990	489,150	516,365
Year-to-date 2013	10	1.3	162	21.3	145	19.0	155	20.3	290	38.1	762	459,750	489,073

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2014

Submarket	Aug 2014	Aug 2013	% Change	YTD 2014	YTD 2013	% Change
Ottawa City	529,626	491,210	7.8	529,440	503,477	5.2
Ottawa, Vanier, Rockcliffe	870,357	--	n/a	890,621	749,752	18.8
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	486,468	567,729	-14.3	496,013	501,577	-1.1
Gloucester inside greenbelt	--	--	n/a	--	--	n/a
Gloucester outside greenbelt	496,825	--	n/a	503,393	488,383	3.1
Kanata	515,070	498,789	3.3	516,489	495,689	4.2
Cumberland	443,738	381,139	16.4	449,053	408,403	10.0
Goulbourn	--	458,996	n/a	575,158	507,154	13.4
West Carleton	--	--	n/a	679,300	608,438	11.6
Rideau	--	--	n/a	747,250	821,200	-9.0
Osgoode	512,700	--	n/a	615,961	750,947	-18.0
Clarence-Rockland City	--	--	n/a	349,931	365,360	-4.2
Russell Township	--	393,604	n/a	377,353	390,723	-3.4
Ottawa-Gatineau CMA (Ontario Portion)	517,707	476,109	8.7	516,365	489,073	5.6

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
August 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	610	-11.6	1,121	2,001	2,503	44.8	343,382	-1.8	348,587
	February	924	-9.9	1,180	2,273	2,489	47.4	348,386	-0.4	350,282
	March	1,182	-15.8	1,195	2,898	2,572	46.5	359,321	1.6	353,375
	April	1,586	0.3	1,137	3,533	2,463	46.2	372,188	2.3	358,015
	May	1,812	-5.7	1,185	3,733	2,529	46.9	370,591	2.0	357,343
	June	1,608	-4.0	1,206	2,907	2,528	47.7	359,372	1.3	353,489
	July	1,352	-2.2	1,162	2,767	2,496	46.6	362,346	6.5	364,750
	August	1,226	6.7	1,198	2,384	2,485	48.2	348,822	0.3	354,262
	September	1,128	11.6	1,217	2,556	2,428	50.1	348,788	-1.5	355,645
	October	1,104	1.1	1,175	2,349	2,532	46.4	363,240	4.5	365,996
	November	902	-3.8	1,152	1,664	2,430	47.4	359,082	2.5	359,813
	December	615	-2.1	1,121	811	2,421	46.3	341,793	1.5	355,756
2014	January	596	-2.3	1,096	2,047	2,559	42.8	348,001	1.3	353,842
	February	881	-4.7	1,114	2,273	2,445	45.6	354,619	1.8	356,441
	March	1,197	1.3	1,124	2,942	2,444	46.0	358,966	-0.1	354,598
	April	1,428	-10.0	1,138	3,488	2,628	43.3	374,232	0.5	359,680
	May	1,802	-0.6	1,185	3,987	2,637	44.9	383,168	3.4	367,823
	June	1,678	4.4	1,202	3,177	2,626	45.8	365,366	1.7	360,251
	July	1,462	8.1	1,240	3,078	2,724	45.5	358,600	-1.0	362,187
	August	1,214	-1.0	1,226	2,444	2,660	46.1	361,730	3.7	366,312
	September									
	October									
	November									
	December									
	Q2 2013	5,006	-3.3		10,173			367,493	1.9	
	Q2 2014	4,908	-2.0		10,652			374,482	1.9	
	YTD 2013	10,300	-4.9		22,496			360,515	1.8	
	YTD 2014	10,258	-0.4		23,436			365,654	1.4	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA

[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
August 2014

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	116.6	121.3	542	6.3	72.8	1,014
	February	595	3.00	5.24	116.4	122.7	541	6.2	72.4	1,019
	March	590	3.00	5.14	116.5	123.1	533	6.1	71.3	1,032
	April	590	3.00	5.14	116.6	122.8	527	6.1	70.4	1,040
	May	590	3.00	5.14	116.3	122.9	525	6.2	70.0	1,053
	June	590	3.14	5.14	116.3	123.0	522	6.5	69.8	1,061
	July	590	3.14	5.14	116.1	123.3	524	6.7	70.1	1,061
	August	601	3.14	5.34	116.0	123.2	525	7.0	70.4	1,062
	September	601	3.14	5.34	115.9	123.3	526	6.6	70.1	1,064
	October	601	3.14	5.34	115.9	123.1	524	6.4	69.7	1,071
	November	601	3.14	5.34	115.4	123.0	526	5.8	69.3	1,073
	December	601	3.14	5.34	115.5	122.8	527	6.0	69.6	1,063
2014	January	595	3.14	5.24	115.3	123.0	530	6.3	70.2	1,058
	February	595	3.14	5.24	115.4	124.2	527	6.5	69.7	1,057
	March	581	3.14	4.99	115.3	124.7	527	6.5	69.8	1,063
	April	570	3.14	4.79	115.1	125.3	526	6.9	69.8	1,068
	May	570	3.14	4.79	114.9	125.9	530	6.8	70.2	1,069
	June	570	3.14	4.79	114.8	126.3	529	6.9	70.0	1,071
	July	570	3.14	4.79	114.6	125.9	533	6.4	70.1	1,059
	August	570	3.14	4.79		125.9	532	6.7	70.2	1,052
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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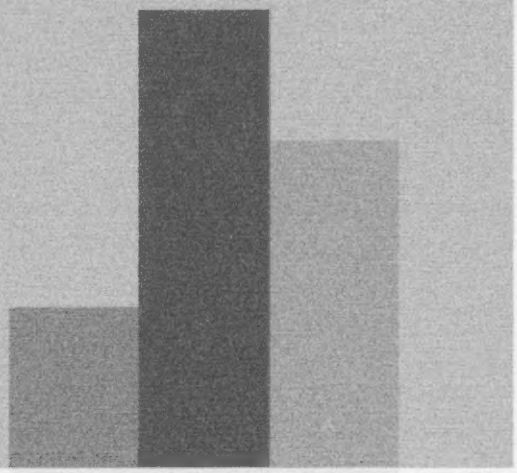

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- Housing Market Outlook, Highlight Reports – Canada and Regional
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Information in one central location.

Neighbourhood level data.

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